MEMORANDUM ON PROPERTY PURCHASE FOR A COLLEGE BUILDING TO REPLACE RENTED FACILITIES:

At the close of World War II, the Federal Government set up a comprehensive scheme for demobilization and rehabilitation of Canada's Armed Forces. As a part of this plan, the Sir George Williams College was called upon to play a significant role in providing formal education for Veterans financed by the Department of Veterans Affairs student grants. At that time, it became necessary to expand the College facilities and consequently the Orphanage on Claremont Avenue and the Spanish Portugese Synagogue on Stanley Street were leased to provide additional class room accommodation. Some consideration was then given to the construction of a new College building, but it was felt that when the DVA program was completed, the College registration would not justify an expansion project of this nature.

The Planning Committee of the Board of Governors of the Sir George Williams College, therefore, over an extended period has made an extensive study of the growth of the registration in the College and Schools, the nature of the student body, geographic distribution of the student body, the use of classrooms and other facilities in the present plant, the growing enrollment of students in the secondary schools of the province and the enrollment and possible plans of other institutions of higher learning in the city.

Certain conclusions developed as a result of a study of this material which were reviewed and approved in general by the Survey Committee:

(1) That current educational trends and the continued growth of the College especially in the last two years when veteran enrollment is decreasing, indicates that the College can plan confidently for a registration at least as large as at present and a great deal larger in the evening division if it wishes to permit growth to continue. See schedule A, B, C and D.

(2) That present plant and facilities are being overworked and do not provide for the type of expansion and improvements which are obviously to be desired in the light of (1) above and that new or additional facilities are therefore necessary.

(3) That the geographic distribution of the student body, in terms of residence and employment indicates that the College should be located in a downtown location. See Schedule E and Schedule F.

(4) That economy of operation can best be assured if whatever new plant is provided is close enough to the present Central Building to allow for common heating plants and maintenance staff.

(5) That some of the facilities now in use by the College in the Central Building could continue to be used, if necessary, provided they were not needed by Central Branch for its own purpose.

The space now in use by the College and Schools is as follows:

Central Branch Building	32,000 sq.ft.
Stanley Street Annex Synagogue	11,808 sq.ft.
Drummond Street Annex (Art School) #1	2,050 sq.ft.
Drummond Street Annex #2	3,200 sq.ft.
Colley Hall(Salvation Army)	1,500 sq.ft.
TOTAL	50,558 square feet.

The Planning Committee at the request of the Survey Committee proceeded further with the development of a space budget adequate to provide facilities for an evening enrollment of 6000 students, a conservative estimate of potential growth of the College.

This space budget of 1,500,000 cubic feet was referred to the YMCA Building Bureau for detailed study in relation to property available in the Drummond Stanley Street area. Various schemes were examined and studied, having in mind that the College expansion would be a major factor but not the only project in any total YMCA scheme involving other branches and districts. After a careful review of all aspects of the problem, it was apparent that the minimum need would be a College building to replace rented facilities in the Stanley Street Synagogue, Drummond Street Annexes and Colley Hall (Salvation Army). While this suggestion would provide little if any expanded facilities, it would

nevertheless stabilize the current academic program of the College and reduce administrative problems by consolidating the varied activities carried on in four buildings in one new building adjacent, if possible to the present Central Branch building.

It was soon evident that the major problem at this stage of the study was to locate property within the immediate vicinity of the Y.M.C.A., adequate for such a building. Accordingly, investigations were carried on to ascertain the dimensions and probable costs of property at 1431 Drummond Street, 1435 Drummond Street, 1474-80 Drummond Street, 3540 Drummond Street, 1436 Stanley Street, 1442 Stanley Street, and the entire area between the Synagogue and Burnside on the East side of Stanley Street. At various stages in these enquiries, the Building Bureau was asked to study the space budget of the College in relation to these available properties. The probable extension of Burnside Street West and the possibility that a strip of land on the North side of the Central Building would be available in the not too distant future, was also investigated and the data placed on file for future reference if necessary.

After an exhaustive examination of all the possible alternatives, two facts seemed to emerge: (a) that the study cannot proceed further without the acquisition of a specific piece of property, (b) the most desirable location is the properties located at 1431 Drummond Street, 1435 Drummond Street and 1442 Stanley Street.

The Survey Committee therefore decided to ask the Finance and Property Committee to give consideration to the immediate purchase of these properties, the descriptions of which are as follows:

LOCATION:	1435 Drummond Street			
SIZE OF LAND:	48' x 124' AREA: 5952 sq.ft.			
PRICE:	$90,000.			
ASSESSED VALUE:	$50,000.			
REVENUE:	Florist Shop	$2,400.(9 yr.Lease)		
	Photographer	4,500.)2 yr.Lease)		
	First Floor	3,300.		
	Single Room	480.	$10,680.	
EXPENSES:	Taxes	$1,500.		
	Heat	800.		
	Other	600.	$ 2,900.	
NET REVENUE:				$7,780.

LOCATION:	1431 Drummond Street			
SIZE OF LAND:	24' x 124' AREA: 2976 Sq.Ft.			
PRICE:	$42,500.			
ASSESSED VALUE:	$19,000.			
REVENUE:	Rent	$ 960.	$ 960.	
EXPENSES:	Taxes	$ 586.		
	Other	?	?	
NET REVENUE:				$ 374. (?)

LOCATION:	1442 Stanley Street			
SIZE OF LAND:	45' x 109'6" AREA: 4927 sq.ft.			
PRICE:	$80,000.			
ASSESSED VALUE:	$34,500.			
REVENUE:	6 Apartments	$8,250.	$8,250.	
EXPENSES:	Taxes	$1,013.		
	Insurance	144.		
	Water	298.		
	Heat & Wages	1,600.	$3,055.	
NET REVENUE:				$5,195.

REMARKS: Servitude created on rear twelve feet of property to provide for lane. This would not be a hindrance if owned by the Y.M.C.A.

In addition to the three properties described, the property located at 1436 Stanley Street owned and operated by the Mount Bruno Floral Company may be available at some future date if the company can find suitable facilities elsewhere. This represents an area of 22'5" x 109' 6" or 2463 square feet. It has an assessed value of $22,000 and a probable purchase price at current levels of $50,000. Taxes are $723. See Schedule G for map of three areas indicated above.

In summary, the three available properties, 1431 and 1435 Drummond Street and 1442 Stanley Street, containing 13, 855 square feet with an assessed value of $103,500, can be purchased for $212,500. The current annual net revenue therefrom is approximately $13,349.

The Finance and Property Committee, after dealing with the subject generally, referred the matter to a special sub-committee for further study and data relative to the possible steps which might be taken in financing the transaction.

S C H E D U L E "A"

REGISTRATION IN SIR GEORGE WILLIAMS COLLEGE AND SCHOOLS
Excluding Summer Registration

DAY DIVISION		EVENING DIVISION
1938-9	345	1404
1939-40	607	1476
1940-41	627	1871
1941-2	635	2516
1942-3	546	2558
1943-4	552	2715
1944-5	650	2810
1945-6	963	3504
1946-7	1183	3523
1947-8	1058	3802
1948-9	1108	4097
1949-50	1153	4616

S C H E D U L E "B"

SURVIVAL OF HIGH SCHOOL STUDENTS
IN PROTESTANT HIGH SCHOOLS OF PRIVINCE OF QUEBEC

YEAR OF ENTRY INTO GRADE VIII	ENTERED GRADE VIII	PASSED H.S.L.
1938-9	5,694	21.15
1939-40	5,627	21.09
1940-41	5,806	21.48
1941-42	5,512	19.88
1942-43	5,349	21.54
1943-44	- -	- -
1944-45	5,835	22.02
1945-46	5,789	24.30

S C H E D U L E "C"

PROTESTANT PRIMARY SCHOOLS, PROVINCE OF QUEBEC
ENROLMENT IN HIGH SCHOOL GRADES
SINCE 1938-39

YEARS	8TH	9TH	10TH	11TH	12TH	TOTAL
1938-39	5,694	4,289	3,168	2,454	-	15,605
1939-40	5,627	4,388	3,237	2,311	271	15,834
1940-41	5,806	4,270	3,087	2,215	271	15,649
1941-42	5,512	4,146	2,880	1,981	286	14,805
1942-43	5,349	3,872	3,020	2,049	304	14,594
1943-44	no complilation made for this year					
1944-45	5,835	4,482	3,305	2,360	341	16,323
1945-46	5,789	4,800	3,584	2,594	555	17,322

S C H E D U L E "D"

DEPARTMENT OF EDUCATION, QUEBEC
HIGH SCHOOL LEAVING EXAMINATION
Grade XI (Fourth Year Junior High School Leaving Certificates)

YEAR	No. of Candidates	Number Successful
1938	1,550	1,091
1939	1,690	1,204
1940	1,756	1,187
1941	1,734	1,247
1942	1,539	1,096
1943	1,649	1,152
1944	1,744	1,307
1945	1,832	1,285
1946	1,948	1,407
1947	1,965	1,440
1948	2,063	1,463

S C H E D U L E "E"

SIR GEORGE WILLIAMS COLLEGE AND SCHOOLS
PLACES OF EMPLOYMENT OF EVENING STUDENTS

DISTRICT	1947-8 TOTAL	1944-5 TOTAL
1.	120	86
2.	20	32
3.	298	102
4.	168	159
5.	1,695	1,441
6.	146	115
7.	276	273
8.	3	12
9.	47	84
N.	2	-
S.	4	43
E.	32	12
W.	77	58
TOTAL	2,888	2,417

(1944-45 omits Armed Services Registration)

Districts Noted Above

1. Mount Royal, St. Laurent, Cartierville, Cote des Neiges.
2. N.D.G., Hampstead, Montreal West.
3. Verdun, Cote St. Paul.
4. Westmount, St. Henri
5. Central
6. North (including most of Outremont)
7. East Central
8. Rosemount
9. Maisonneuve, Hochelaga and farther East

Outlying Districts - North, South, East and West.

S C H E D U L E "F"

SIR GEORGE WILLIAMS COLLEGE AND SCHOOLS

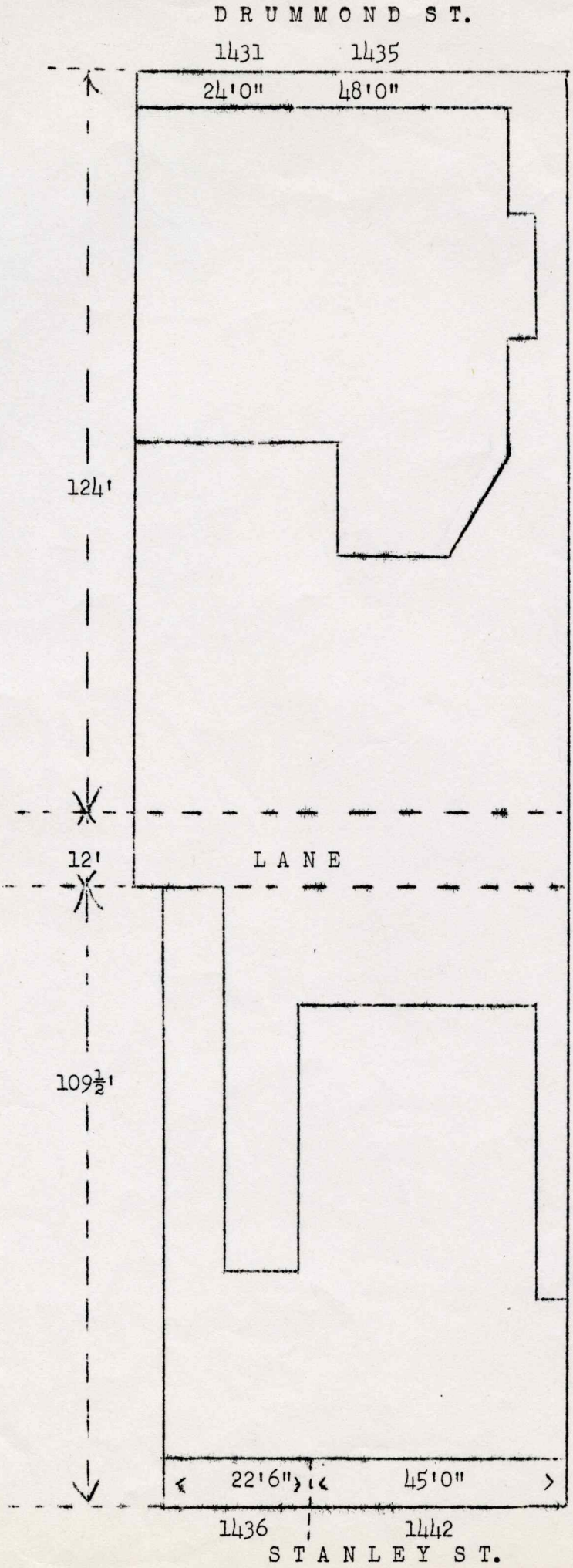
Places of Residence of Students, 1946-7 and 1943-4

DISTRICT	TOTAL 1946-7 No.	%	TOTAL 1943-4 No.	%
1.	245	5.2	182	4.9
2.	737	15.7	529	14.1
3.	572	12.2	425	11.3
4.	371	7.9	257	6.9
5.	621	13.2	555	14.8
6.	1006	21.5	947	25.3
7.	399	8.5	362	9.6
8.	133	2.9	89	2.4
9.	149	3.1	147	3.9
N.	56	1.2	-	-
S.	139	2.9	116	3.1
E.	42	.9	-	-
W.	210	4.4	141	3.7
TOTAL	4,680	100.	3,749	100.

Districts in Above Table:

1. Mount Royal, St. Laurent, Cartierville, Cote des Neiges
2. N.D.G., Hampstead, Montreal West.
3. Verdun, Cote St. Paul
4. Westmount, St. Henri
5. Central
6. North (Including most of Outremont)
7. East Central
8. Rosemount
9. Maisonneuve, Hochelaga and farther East.

Outlying Districts - North, South, East and West.


DRUMMOND ST.
1431
1435
24'0"
48'0"
124'
12'
LANE
109½'
22'6"
45'0"
1436
1442
STANLEY ST.